

PLANNING COMMISSION STUDY SESSION AGENDA NOVEMBER 25, 2019



MEDFORD
OREGON

Commission Members

David Culbertson
Joe Foley
Bill Mansfield
David McFadden
Mark McKechnie
E. J. McManus
Jared Pulver
Jeff Thomas

Planning Commission study sessions are held on the second and fourth Mondays of every month

Study Sessions begin at noon

City of Medford

Lausmann Annex Room 151
200 S. Ivy Street, First Floor
Medford, OR 97501
541-774-2380

PLANNING COMMISSION STUDY SESSION AGENDA



MEDFORD
OREGON

November 25, 2019

Noon

Lausmann Annex, Room 151

200 South Ivy Street, Medford, Oregon

10. Introductions

20. Discussion Item

20.1 ZC-19-018 / GLUP-19-005 City initiated Zone Change / Annual Parks Zone Updates

20.2 Overview of HB2001

30. Adjournment



MEMORANDUM

To: Planning Commission
File no. GLUP-19-005 / ZC-19-018
From: Sarah Sousa, Planner IV – Long Range Division
Date: November 20, 2019
Subject: City Initiated Zone Change Program & Annual Parks Zoning Updates

BACKGROUND

For the November 25th Study Session, staff would like to inform the Commission on two projects: 1) A City-Initiated Zone Change Program and 2) An Annual Parks Zone Update.

City-Initiated Zone Change Program

As part of the Urban Growth Boundary Amendment process, the City changed the General Land Use Plan designation of approximately 500 acres in order to improve the efficiency of land in 2014. This year, the City began a new program in which the Planning Department worked with property owners in order to begin the process of rezoning some of those properties. Letters went out to property owners inviting them to participate and meetings were held to discuss the program. As a result, 23 property owners have consented to participate in the first City-Initiated Zone Change Program.

Annual Parks Zone Update

In 2018, the City adopted the Parks Zone (P-1), which is applied to publicly owned park properties in Medford. The majority of these properties are city-owned parks or trails. This new zone corresponds with the Parks and Schools General Land Use Plan designation. When the new zoning was adopted, it was the intent of the Planning Department to annually update parks obtained properties with this new zone.

PROPOSAL

The City-Initiated Zone Change Program includes properties in four main areas: 1) Coker Butte Road & Springbrook Road, 2) Charlotte Ann Road, 3) Orchard Home Drive & Westwood Drive, and 4) Stewart Avenue. All of the properties invited to participate in the rezoning were

around an acre or less in size with the Urban Medium Density or Urban High Density General Land Use Plan designation. The corresponding zoning proposed for the properties are all MFR-15 (Multi-Family Residential – 15 units per gross acre) or MFR-20 (Multi-Family Residential – 20 units per gross acre). A traffic engineer is providing a scope of work to evaluate the potential impacts of these rezones and staff should receive the information in January of 2020. Once that formal review is complete, the Planning Department will proceed with processing the zone changes on behalf of the property owners.

In regards to the Annual Parks Zone Update, it includes updating additional park properties to the Parks and Schools General Land Use Plan Map designation and the Parks Zone. The 10 properties relate to 1) the Cedar Landing Open Space, 2) Lone Pine Park Addition, 3) Village Center Park, 4) and Liberty Park. All of the properties are recently owned by the City or County and are operating in some capacity as a park or trail. These General Land Use Plan Map amendments and Major Zone changes are going before the Commission at a hearing on December 12, 2019.

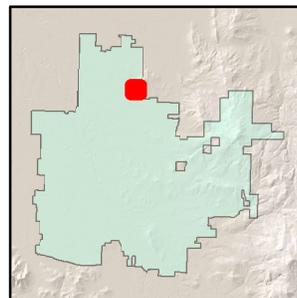
EXHIBITS

Vicinity Maps



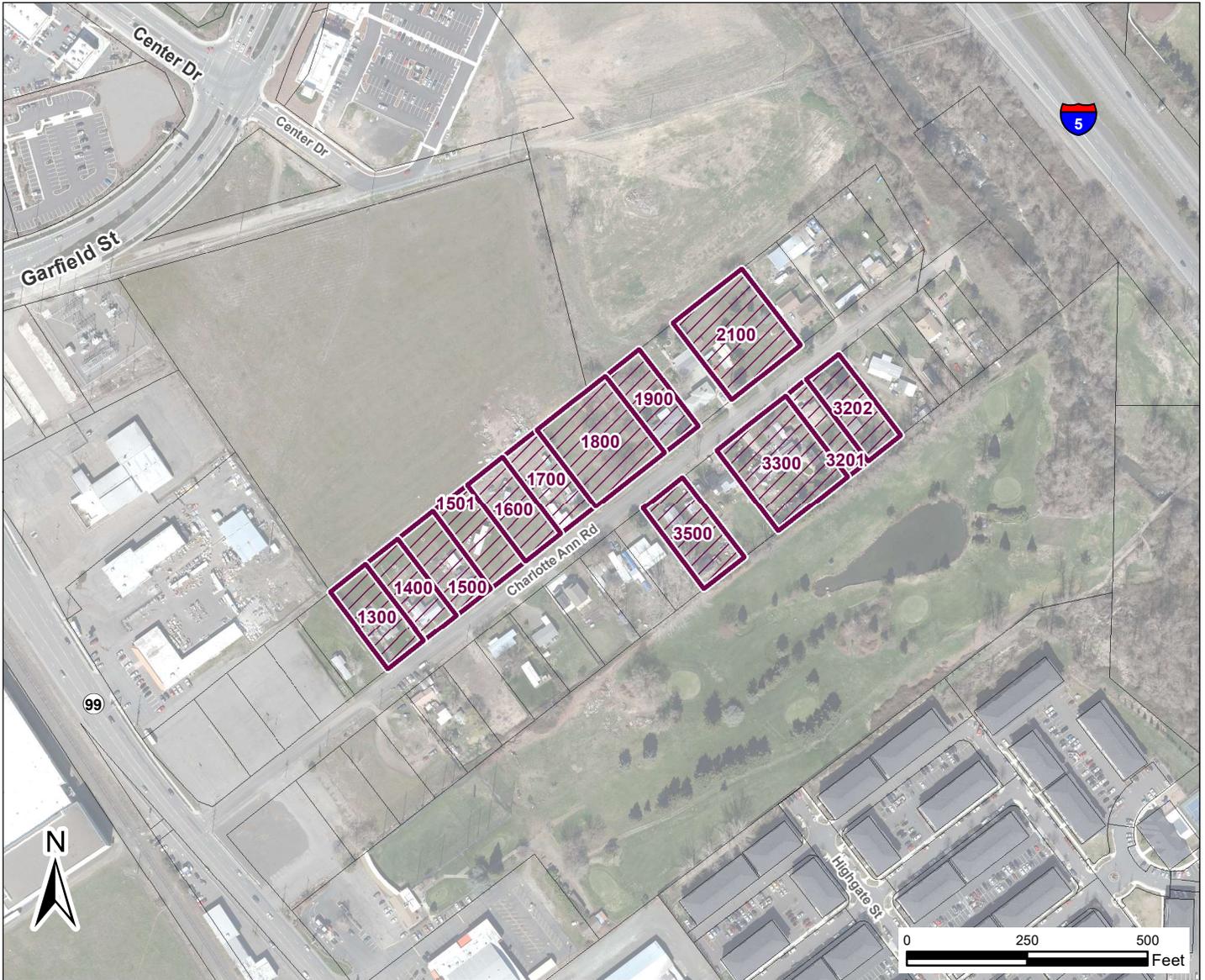
Legend

-  Subject Taxlots
-  Taxlots
-  Urban Growth Boundary



MAPLOT	FEEOWNER	ExZone	PropZone
371W08BA3500	ELLISON JOE JR/SANDRA K	SFR-00	MFR-15
371W08BA4001	HUNTWORK ROBERT S TRUSTEE	SFR-00	MFR-15
371W08BA4100	HAHN KENNETH F	SFR-00	MFR-15
371W08BA4200	TONKIN JEFFREY A/DEBRA A	SFR-00	MFR-15

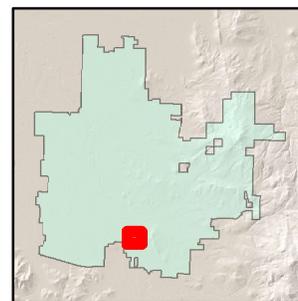


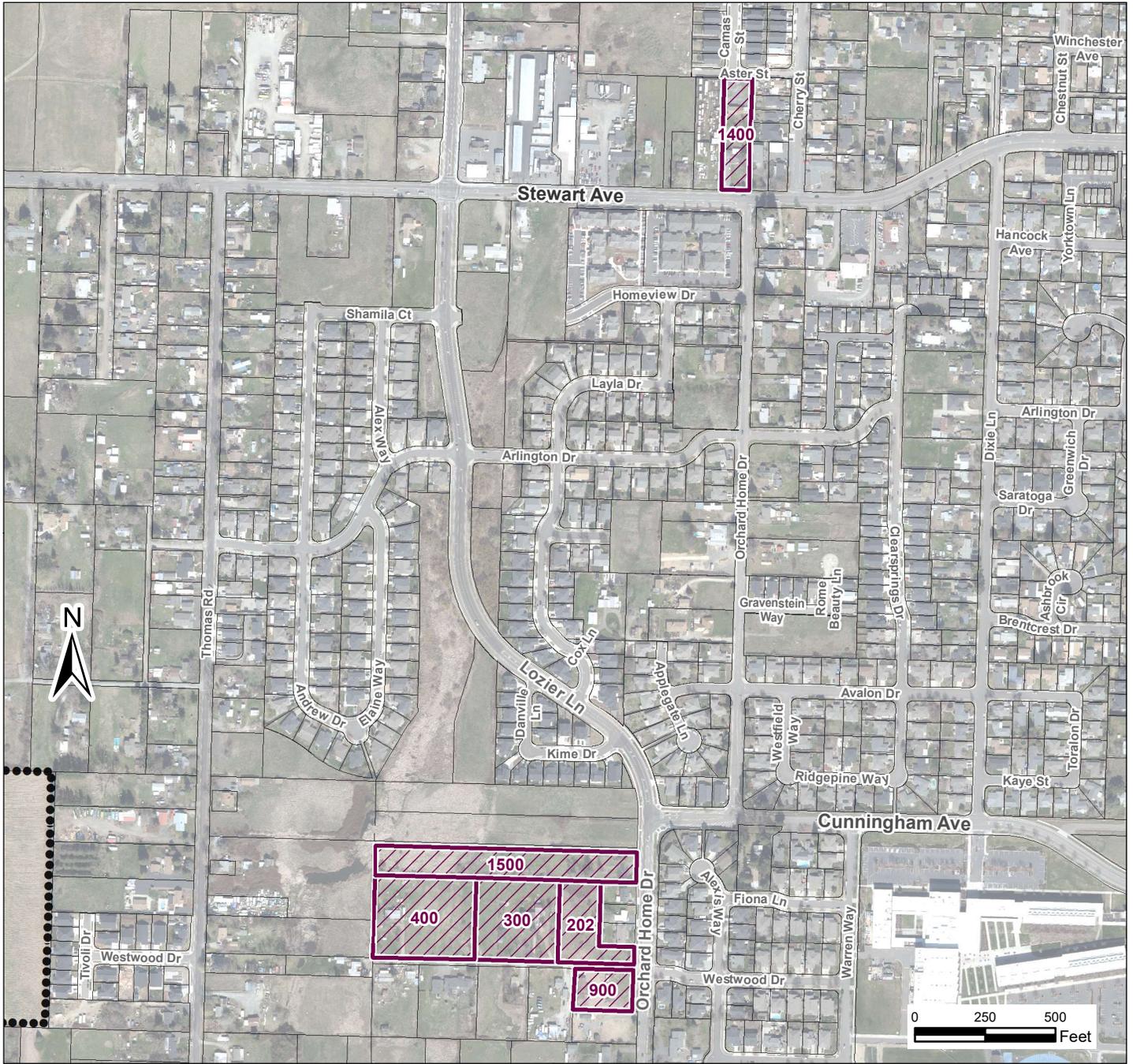


Legend

-  Subject Taxlots
-  Taxlots
-  Urban Growth Boundary

MAPLOT	FEEOWNER	ExZone	PropZone
371W32C1300	TAYLOR AMY MEI LEE ET AL	SFR-00	MFR-20
371W32C1400	LEE HANG TRUSTEES	SFR-00	MFR-20
371W32C1500	TAYLOR AMY MEI LEE ET AL	SFR-00	MFR-20
371W32C1501	TAYLOR AMY MEI LEE ET AL	SFR-00	MFR-20
371W32C1600	HABITAT FOR HUMANITY ROGUE	SFR-00	MFR-20
371W32C1700	HABITAT HUMANITY ROGUE VALL	SFR-00	MFR-20
371W32C1800	SHIPLEY JANET K/LEE ART W	SFR-00	MFR-20
371W32C1900	SASSER S MICHAEL TRUSTEE ET	SFR-00	MFR-20
371W32C2100	COLIN EDWIN R ET AL	SFR-00	MFR-20
371W32C3201	BRAY DOROTHY N	SFR-00	MFR-20
371W32C3202	HOLT REX A	SFR-00	MFR-20
371W32C3300	THELANDER JERRY/ESTELLE	SFR-00	MFR-20
371W32C3500	FONG MAGEN LANE	SFR-00	MFR-20

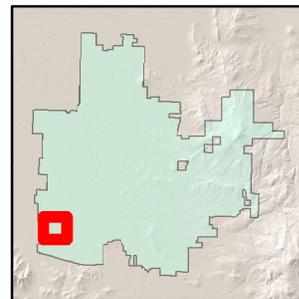




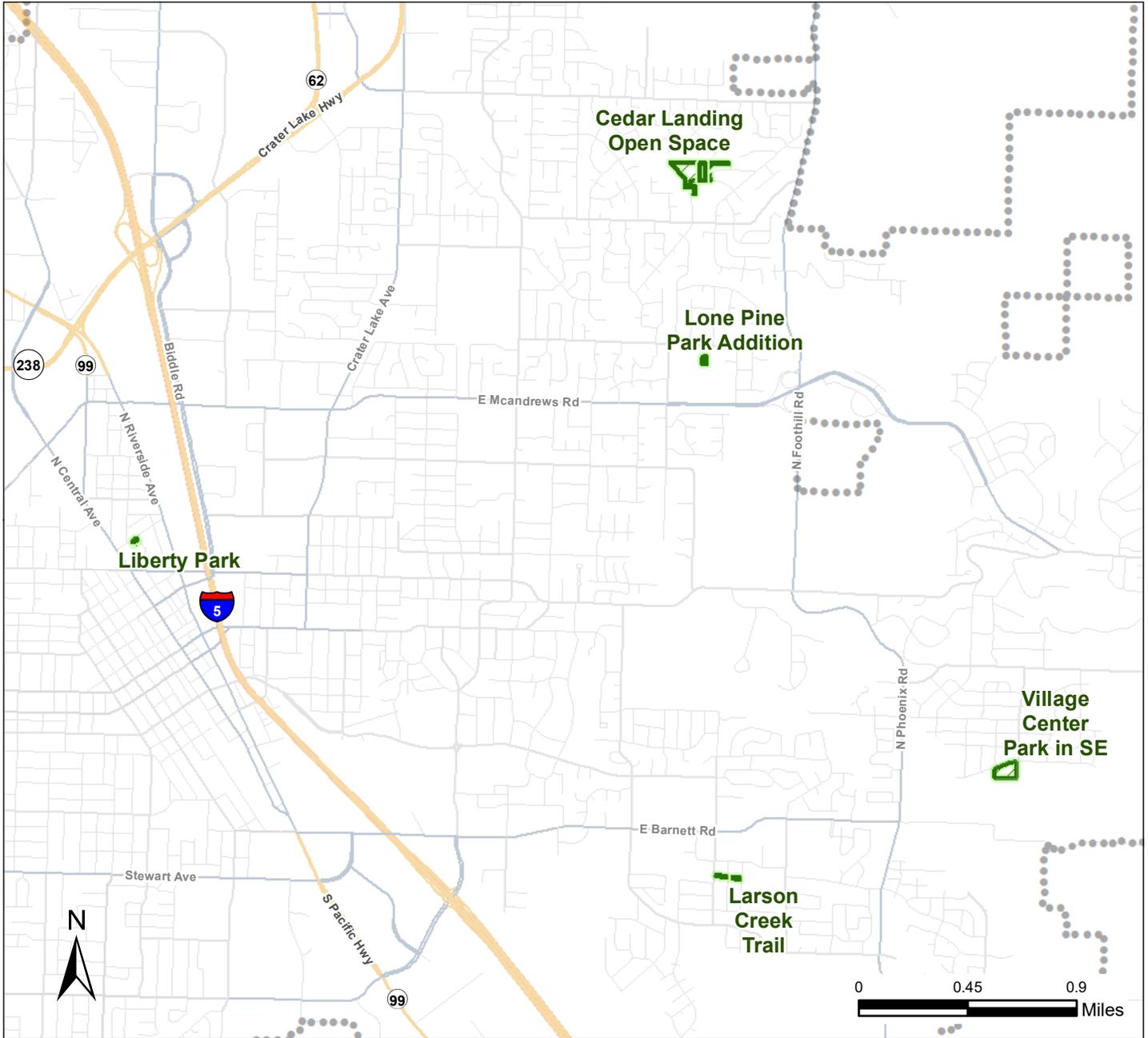
Legend

- Subject Taxlots
- Taxlots
- Urban Growth Boundary

MAPLOT	FEOWNER	ExZone	PropZone
372W35AA1400	TAYLOR MARK L	SFR-00	MFR-20
372W35DA1500	HOUSING AUTHORITY JACKSON C	SFR-6	MFR-20
372W35DD202	NATIONS LENDING LLC	SFR-6	MFR-15
372W35DD300	NATIONS LENDING LLC	SFR-6	MFR-15
372W35DD400	KAIMIE CHARLES T TRUSTEE ET	SFR-6	MFR-15
372W35DD900	CEDAR FAMILY LLC	SFR-6	MFR-15



Date: 11/5/2019



Legend

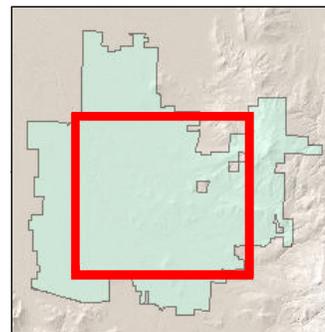


Parks Taxlots - PS GLUP/P-1 Zone Proposed



Urban Growth Boundary

MAPLOT	Description
371W16BC100	Cedar Landing Open Space
371W16BC200	Cedar Landing Open Space
371W16BD211	Cedar Landing Open Space
371W16BD214	Cedar Landing Open Space
371W21BA701	Lone Pine Park Addition
371W271203	Village Center Park in SE
371W33BA1700	Larson Creek Trail
371W33BA2800	Larson Creek Trail
372W24DD15100	Liberty Park
372W24DD15200	Liberty Park



Date: 11/20/2019